



Common Development Ordinance Structures in Central Texas

Comparison of:

Village of Volente

Lago Vista

Leander

Travis County

Lakeway

Village of Volente

City Council

2016

- Andy Fogarasi



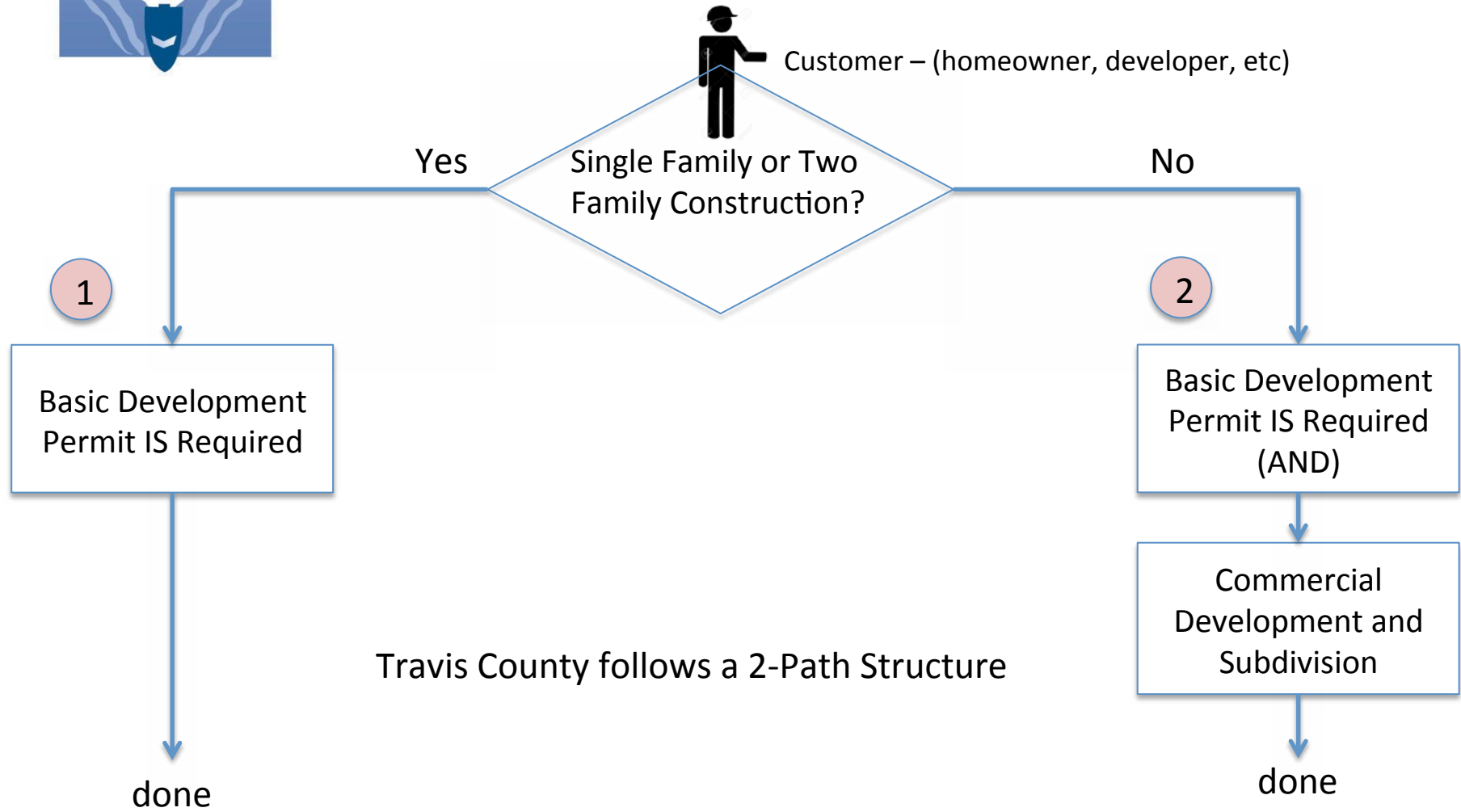
Common Development Ordinance Structures in Central Texas

2-Path Structure

- > Residential (only single family or two family construction)
- > Commercial (includes all other development)



Customer – (homeowner, developer, etc)

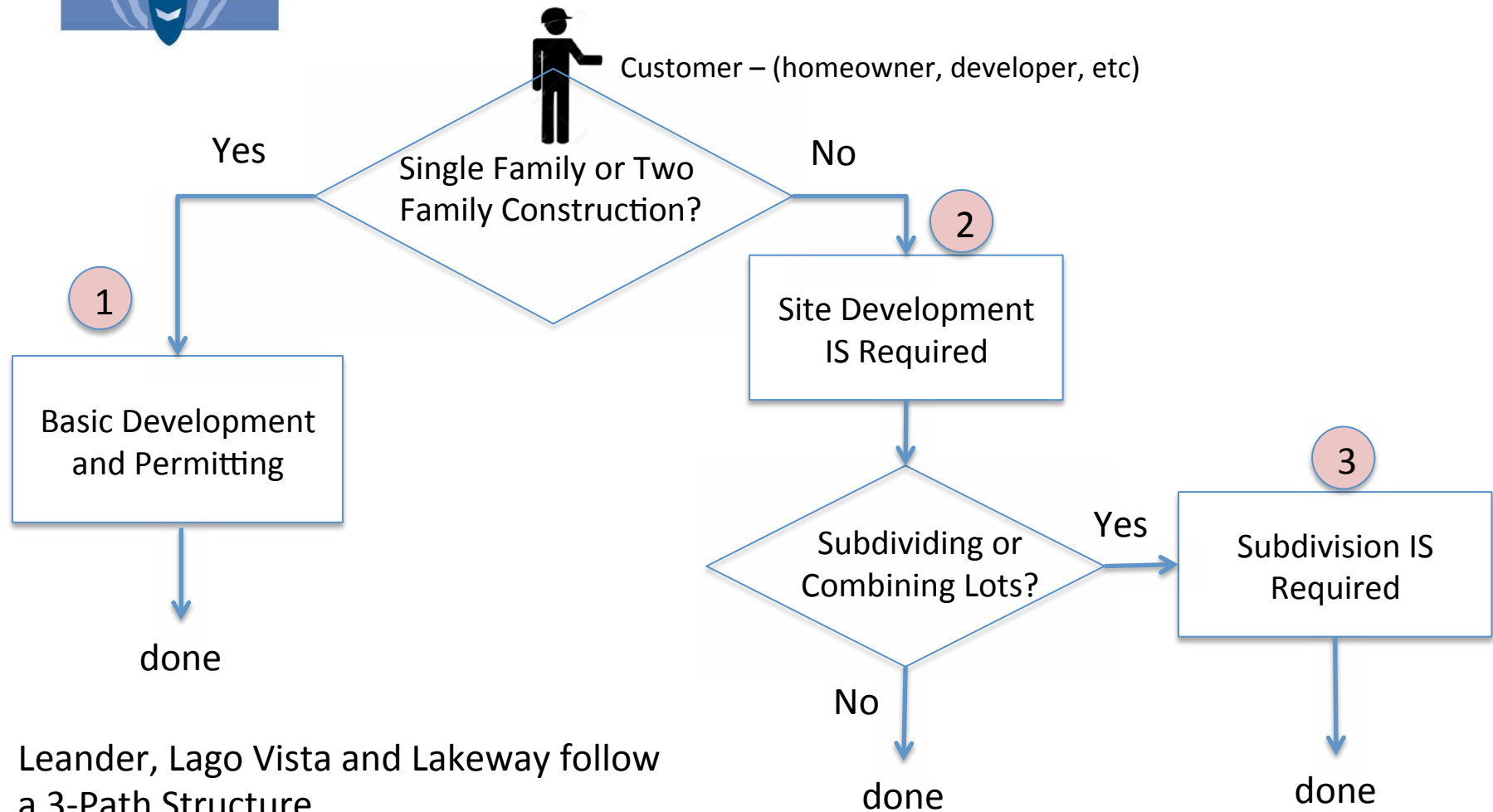




Common Development Ordinance Structures in Central Texas

3-Path Structure

- > Residential (only single family or two family construction)
- > Commercial (includes all other development)
- > Subdivision (any division or combination of lots)





Common Development Ordinance Structures in Central Texas Choices and Opinion:

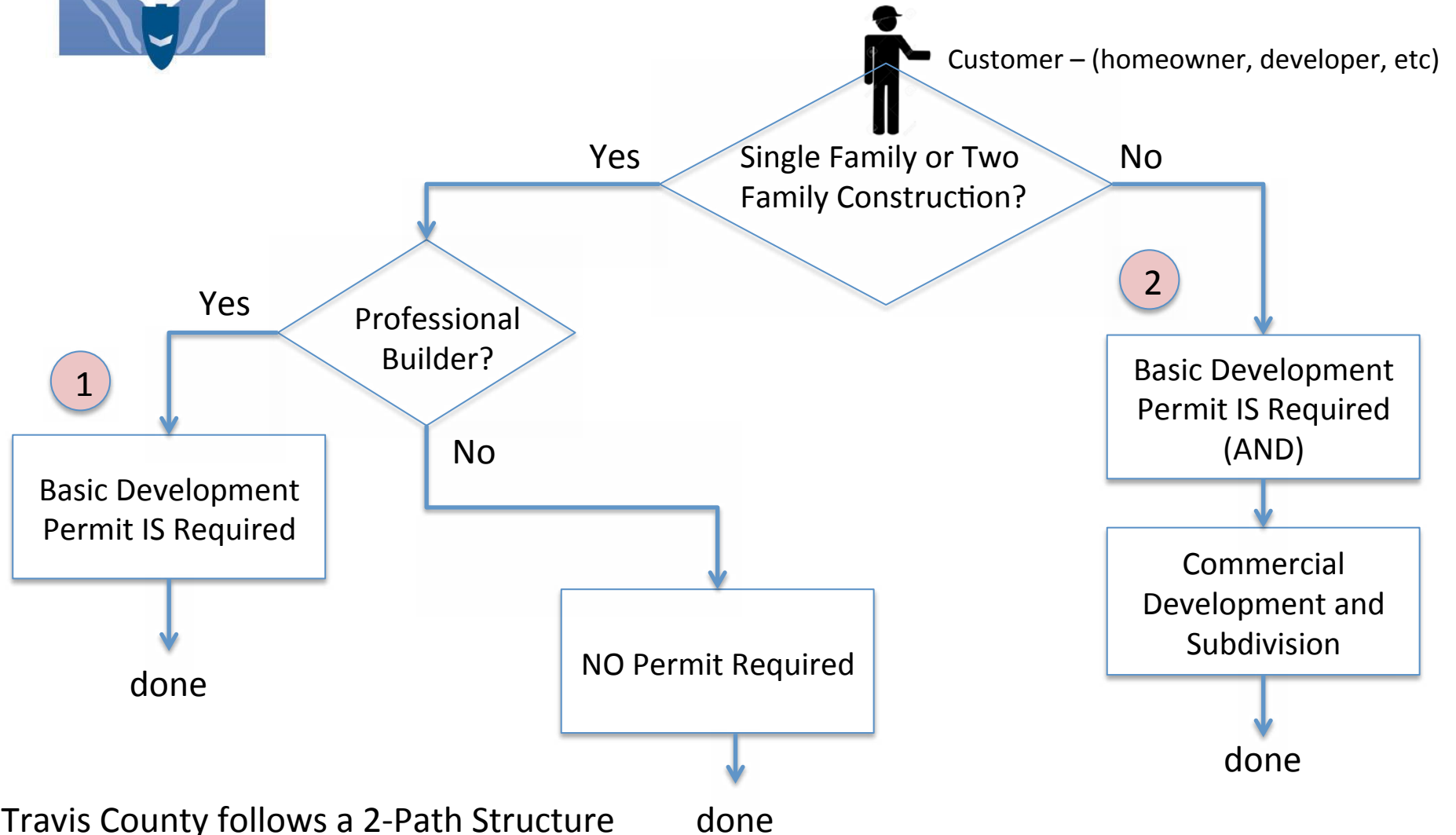
1. The 2-Path Structure (Travis County) does not have different paths for the different customers. The commercial and/or subdivision developer must fill out the same documentation as the DIY homeowner doing a simple upgrade. I believe the required questions may be very different for the different types of developer.
2. The 3-Path Structure (Lakeway, Leander, Lago Vista) does better at separating the requirements of the different developer types.
3. The 3-Path Structure could be made more user-friendly by identifying the three developer-types they are intended for and keeping the ordinances separate:
 - a. Basic Permit for “Individual Residence” (single and two family – zoned residential)
 - b. Commercial Permit for “Non-Residence – single lot” (business – zoned commercial)
 - c. Commercial Permit for Subdivision “Commercial or Residential development – multiple lots” (development requiring shared infrastructure – zoned residential or commercial)
4. Lakeway, Leander and Lago Vista all make an effort to separate the Ordinances. Travis County does not. It requires all development to follow its Chapter 80 with more extensive development following Chapter 82. Further, its Chapter 82 is a very large and cumbersome Ordinance.



Common Development Ordinance Structures in Central Texas

2-Path Structure (As Applied)

- > Residential (only single family or two family construction)
- > Commercial (includes all other development)



Travis County follows a 2-Path Structure